

Private Admonition -- Board Case No. 18, 1991. Date of Sanction: July 22, 1991. A panel of the Preliminary Review Committee of the Board on Professional Responsibility approved the imposition of a private admonition for a Delaware attorney's violations of **DLRPC 1.3**, requiring an attorney to act with diligence and promptness, **DLRPC 1.4(a)**, requiring an attorney to keep a client reasonably informed, and **Rule 1.4(b)**, mandating that attorneys adequately explain matters to clients. In the course of representing a purchaser during a real estate settlement, the attorney failed to inform the client that a survey reflected structures on the property which encroached onto adjacent land. Conditions imposed included payment of the costs of the investigation and payment of the legal fees incurred by the client in resolving the encroachment issues. The attorney had no prior record of discipline.